

retail FOR LEASE

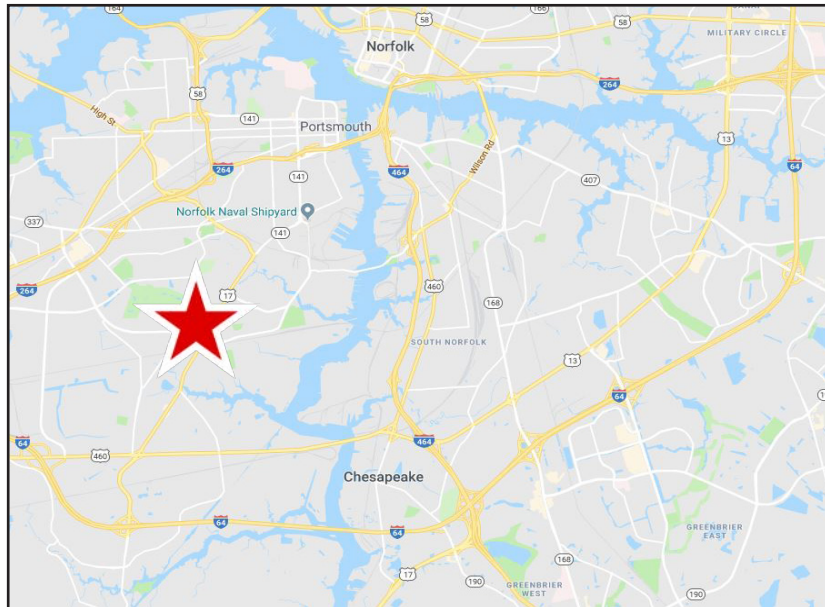


Williams Court II | 4520-4644 George Washington Highway, Portsmouth, Virginia

PROPERTY FEATURES:

- **ONLY ONE SUITE REMAINS! ±750 SF of retail space available!** Highly Competitive Lease Rates!
- **±90,025 SF Shopping Center** located at the corner of George Washington Hwy. and Victory Boulevard in the Northern Chesapeake and Southern Portsmouth area of Virginia.
- **Anchored by Ollie's Bargain Outlet & Dollar General** and adjacent to Food Lion-anchored center (Food Lion reporting "above average" sales)
- **Less than 2 miles from TCC's Portsmouth Campus and I-264 on/off ramps**
- **Ample parking**
- **High Traffic Counts** - 23,000 VPD along George Washington Hwy. & 18,000 VPD along Victory Blvd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	12,863	81,363	224,391
Avg HH Income	\$55,549	\$60,991	\$74,707
Households	5,043	30,512	78,257



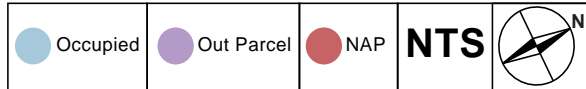
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SITE PLAN

Williams Court Shopping Center

4520 George Washington Hwy, Portsmouth, VA 23702



Lot	Tenant	Area (SF)
1	Corner Bar	2,500
2	Tienda Latina	1,000
3	Jackson Hewitt Tax	750
4	Kappatal Cuts	750
5	Carribean Vibes	1,000
6	Ride Now	750
7	Growing In Grace	1,500
8	Moozy Moo's	750
9	AVAILABLE	750
10	J&K Nails	1,000
11	Kreations Dance Studio	1,500
12	Venue 757	17,811
13	Ollie's Bargain Outlet	28,094
14	Dollar General	9,600
15	Guava	9,047
16	Premiere Hookah	3,120
17	Next Gen Distributors	7,696
18	Highland Outfitters	995



George Washington Hwy



